

**SNAPSHOT of HOME Program Performance--As of 06/30/11**  
**State Participating Jurisdictions**



Participating Jurisdiction (PJ): **Massachusetts**

PJ's Total HOME Allocation Received: **\$262,181,511**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<b>Program Progress:</b>			
% of Funds Committed	97.92%	91.79%	4
% of Funds Disbursed	92.55%	87.07%	8
Leveraging Ratio for Rental Activities	14.25	4.43	3
% of Completed Rental Disbursements to All Rental Commitments**	98.87%	95.17%	25
% of Completed CHDO Disbursements to All CHDO Reservations**	88.81%	82%	17
<b>Low-Income Benefit:</b>			
% of 0-50% AMI Renters to All Renters	80.87%	80.94%	34
% of 0-30% AMI Renters to All Renters**	50.3%	37.93%	15
<b>Lease-Up:</b>			
% of Occupied Rental Units to All Completed Rental Units**	99.87%	99.27%	25
<b>Overall Ranking:</b>			<b>5 / 51 PJs</b>
<b>HOME Cost Per Unit and Number of Completed Units:</b>			
Rental Unit	\$26,051	\$29,576	5,352 Units 60.7%
Homebuyer Unit	\$19,433	\$13,466	2,411 Units 27.3%
Homeowner-Rehab Unit	\$17,593	\$21,276	640 Units 7.3%
TBRA Unit	\$9,498	\$3,132	420 Units 4.8%

\* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

\*\* - This category is double-weighted in the National Overall Ranking.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$176,647	\$153,491	\$18,619
<b>State:*</b>	\$161,842	\$107,277	\$23,238
<b>National:**</b>	\$103,194	\$78,960	\$24,147

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.13

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	45.2	50.5	94.8	0.0
Black/African American:	26.8	16.6	2.5	0.0
Asian:	1.9	4.1	0.0	0.0
American Indian/Alaska Native:	0.5	0.7	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.1	0.0	0.0
Asian and White:	0.2	0.2	0.0	0.0
Black/African American and White:	0.1	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.8	1.1	0.0	0.0
Asian/Pacific Islander:	0.4	1.2	0.5	0.0

### ETHNICITY:

Hispanic	24.0	25.1	1.9	0.0
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### HOUSEHOLD SIZE:

1 Person:	47.2	17.2	31.4	0.0
2 Persons:	23.3	19.9	23.3	0.0
3 Persons:	16.1	25.1	13.9	0.0
4 Persons:	8.4	21.9	17.5	0.0
5 Persons:	3.8	10.8	8.4	0.0
6 Persons:	1.0	3.7	3.9	0.0
7 Persons:	0.1	1.0	0.9	0.0
8 or more Persons:	0.1	0.4	0.6	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	25.9	25.4	14.5	0.0
Elderly:	28.9	1.2	34.2	0.0
Related/Single Parent:	32.7	29.0	15.0	0.0
Related/Two Parent:	9.6	38.1	34.8	0.0
Other:	2.8	6.2	1.4	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.1	3.1 <sup>#</sup>
HOME TBRA:	1.6	
Other:	21.5	
No Assistance:	36.8	

**# of Section 504 Compliant Units / Completed Units Since 2001** 1158

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 2



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags Overall Rank: 5

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 95.06%	<b>98.87</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 77.55%	<b>88.81</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>80.87</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 99.40%	<b>99.87</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	<b>1.37</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3

— HOME PROGRAM —  
OVERALL RANKING - 3Q03 to 3Q11

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts

